



Memorandum

TO: Cameron Gee
Planning Department

FROM: Ofc. Hieu Huynh #4487
San Jose Police Vice Unit

SUBJECT: PDA01-089-09
99 Ranch Market

DATE: March 7, 2022

Approved

Date

I have received your request for input regarding the proposed 99 Ranch Market, located at 925 Blossom Hill Road in San Jose. 99 Ranch Market is seeing a Conditional Use Permit to allow general off-sale alcohol.

Per Business and Professions (B&P) Code Section 23958, the State of California Department of Alcohol Beverage Control shall deny an ABC Application for an ABC License if the issuance of that license would tend to create a law enforcement problem or if it would result in or add to an undue concentration of ABC Licenses, as described in B&P Sections 23958.4 (a)(1) and 23958.4(a)(3). A location can be unduly concentrated because of its criminal statistics and/or its proximity to other ABC Licenses. ABC can issue the license per B&P Sections 23958.4 (b)(1), and 23958.4 (b)(2) if the local governing body determines that the public convenience or necessity would be served. The City of San Jose Planning Department and the Planning Commission are the delegated authorities to grant these exceptions.

925 Blossom Hill Road is located in San Jose Police Beat A3. The reported crime statistics as defined by B&P Section 23958.4(c) **are** over the 20% crime index thus the location **is** considered unduly concentrated per B&P Section 23958.4 (a)(1) for on sale establishments.

Police Beat Crime Statistics

Beat	Index Crimes	Arrests	Total	20% Above Average
A3	578	150	728	YES
City Average	357	143	500	

Department of Alcohol Beverage Control (ABC) records indicate that 925 Blossom Hill Road is in census tract 5120.27. Pursuant to B&P Section 23958.4 (a)(3), the ratio of off-sale retail licenses population in census tract 5120.27 **does** exceed the ratio of off-sale retail licenses to population in the county in which the applicant premises are located if approved.

Authorized and Current ABC Licenses in Census Tract

Census Tract	Authorized ABC Licenses		Current ABC Licenses		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale	Off – Sale	On - Sale	Off – Sale
5120.27	5	2	18	4	YES	YES

The San Jose Police Department is **opposed** to the proposed 99 Ranch Market's Conditional Use endorsement for off-sale alcohol.

Please feel free to contact me at (408) 277-4322 if you have any questions.

Ofc. Hieu Huynh #4487
San Jose Police Department
Special Investigations/Vice Unit